

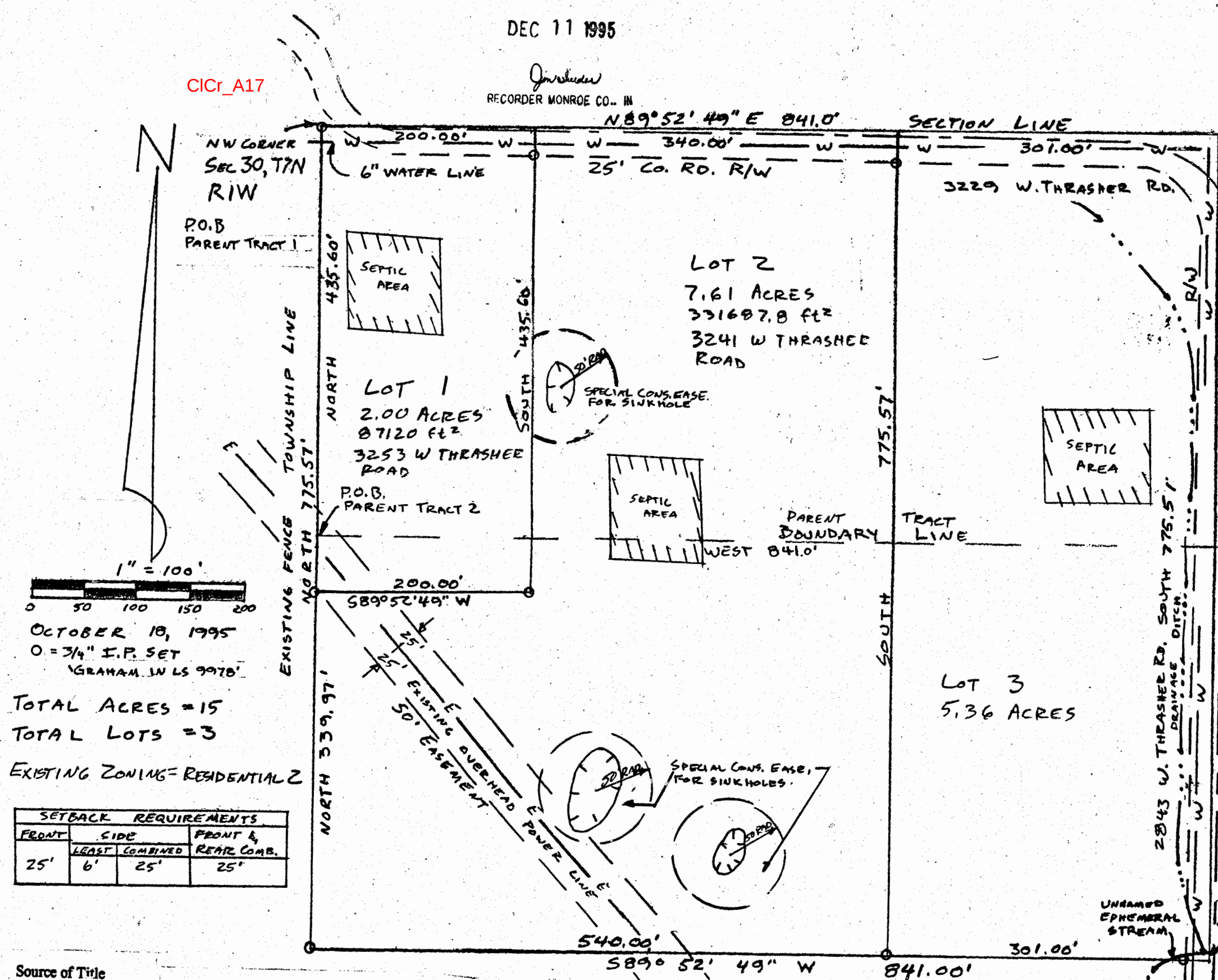
518228

TICEN ACRES SUBDIVISION

FINAL PLAT

RECORDED
A.M. P.M. 2:27

DEC 11 1995

RECORDED
RECORD MONROE CO., IN

TOTAL ACRES = 15

TOTAL LOTS = 3

EXISTING ZONING = RESIDENTIAL Z

SETBACK REQUIREMENTS	FRONT	SIDE	REAR
25'	6'	25'	25'

Source of Title
Tract 1 DR 483 P 490

A part of the Northwest quarter of Section 30, Township 7 North, Range 1 West, more particularly described as follows: Beginning at the northwest corner of the said quarter section; thence along the North line of said Section North 89 degrees 52 minutes 49 seconds East 841.00 feet; thence leaving said North line South 387.785 feet; thence South 89 degrees 52 minutes 49 seconds West 841.00 feet to the West line of said section; thence along said West line North 387.785 feet to the point of beginning. Containing in all 7.49 acres, more or less.

Tract 2 DR 483 P 492

A part of the Northwest quarter of Section 30, Township 7 North, Range 1 West, more particularly described as follows: Commencing at the Northwest corner of the said quarter section; thence along the West line of said quarter section South 387.785 feet to the point of beginning; thence leaving said West line North 89 degrees 52 minutes 49 seconds East 841.00 feet; thence South 387.785 feet; thence South 89 degrees 52 minutes 49 seconds West 841.00 feet to the West line of said quarter section; thence along said West line North 387.785 feet to the point of beginning, containing in all 7.49 acres, more or less.

Certificate of improvement by Owner

The undersigned do hereby certify to the Monroe County Plan Commission that they have met all required specifications in accordance with this ordinance as to improvements and their installation, and that there are buildable lots on each lot platted in this subdivision.

Signed and Sealed December 4th, 1995.Byron J. Ticen
(Signature)

(SEAL)

Mary Ticen
(Signature)

Inspected and Approved by

Coordinator

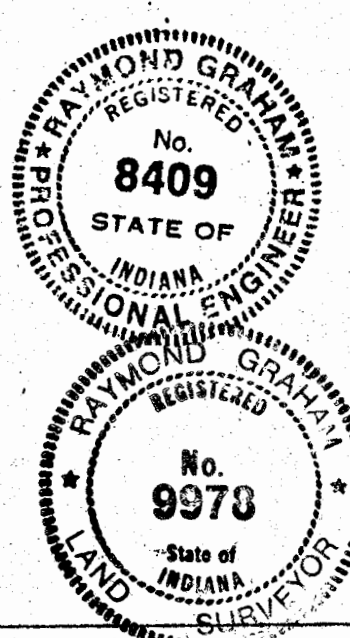
Subscribed and Sworn to before me, a Notary this 4th day of December, 1995.

Commission Expires

9/12/97

Lee Ann Merry
(Signature)Owner and Developer:
Byron and Mary Ticen
2801 West Thrasher Rd.
Bloomington, IN 47403
(812) 824-9547

I certify that I am a registered professional land surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on September 1, 1995; that the monuments exist; and that their locations, sizes, types and materials are accurately shown

Raymond Graham
(Signature)Raymond Graham
IN RPE 8409
3215 N. Smith Pike
Bloomington IN
(812) 336-3509

DEED OF DEDICATION

We, the owners of the real estate described below, certify that we have subdivided and platted it according to this plat.

The subdivision is called Ticen Acres Subdivision, an addition to the Northwest quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana. The streets and alleys shown, as far as they have not already been so dedicated, are dedicated to the public.

Front and side yard setback lines are established as shown on the plat. Between them and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground 50' feet wide that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines and wires. Buildings or other structures shall not be erected or maintained on these strips.

RESTRICTIONS AND PROTECTIVE COVENANTS:

- All lots in the said subdivision shall be known and described as residential lots, shall be sold and used solely for residential purposes and shall not be used for any business or commercial purposes.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Utilities may be installed within the platted right of way of Thrasher Road.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence, either temporarily or permanently.
- No residence shall be established or maintained in any manner within this subdivision except in a complete and finished dwelling, meeting all of the requirements of the restrictions.
- There shall be no pre-manufactured housing allowed.
- No dwelling shall be constructed, erected or relocated in this subdivision unless it shall have a minimum finished living area, excluding basement, of 1200 square feet for a single story, or 800 square feet on the first floor of a two story house. Open porches and breezeway or garages shall not be counted as a part of the minimum finished area.
- Every dwelling shall have a twelve (12) foot minimum driveway from the street to the building set-back line or garage, if one is constructed. All residents are to park off the street on these driveways.
- All structures and lawns are to be maintained in a neat, clean and sanitary condition, with no accumulation of junk, trash, or debris, including non-operable vehicles.
- The owner of such lot shall be liable for and hereby assumes and agrees to maintain his property neat and clean and free of any paper, trash, weeds or any unsightly growth. No lot shall be used or maintained as a dumping ground for rubbish nor shall the lot be used for the open storage of junk or other materials. Trash, garbage or other waste shall be kept in a clean and sanitary container. All vehicles parked on lots in this subdivision must be licensed and operable. There shall be no repair of automobiles outside of the garage area.
- Any storage or accessory buildings are to be maintained in a neat, clean and sanitary manner, and compatible to their surroundings.
- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except that a dog, a cat or other recognized household pet may be kept, providing they are not kept, bred or maintained for any commercial purpose. No dogs shall be allowed to roam at will. Individual lot owners shall be responsible for control of their dog by way of a fenced area or leash.
- No lot shall be sold without obtaining a permit for sewage disposal system from the Monroe County Health Department or its succeeding agency. No cesspools or outside privy toilets shall be allowed.
- Conveyance of all lots in this addition shall be by lot number with reference to the plat. Title to each lot shall be subject to the restrictions set forth herein.
- The right to enforce these provisions by injunction, or together with the right of cause the removal, by due process of law, of any structure erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the lots in this subdivision and to their heirs and assigns.
- The tracts of ground marked "Special Conservancy easements" are owned by the owners of the lots that they respectively affect. No structures are to be erected in these areas.

These restrictions run with the land and bind all persons until January 1, 2020. At that time, and at the close of each succeeding ten-year period, each currently effective restriction is extended for the succeeding ten-year period, unless before the close of the current period a majority of the current owners vote to change it. Invalidity of a restriction by a court does not affect other restrictions not otherwise invalidated.

These restrictions shall be enforced by injunction, including action by due process of law to remove all or part of any offending structure, brought by the owner of any lot in the subdivision.

Signed and Sealed December 4th, 1995.

(SEAL)

Byron J. Ticen
(Signature)Mary Ticen
(Signature)

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe

County Plan Commission at a meeting held November 21, 1995

MONROE COUNTY PLAN COMMISSION

Jim Tilton
(President)Kevin D. Buckhart
(Secretary)

(SEAL)

DULY ENTERED
FOR TAXATION

DEC 11 1995

Margaret Cook
Auditor Monroe County, Indiana